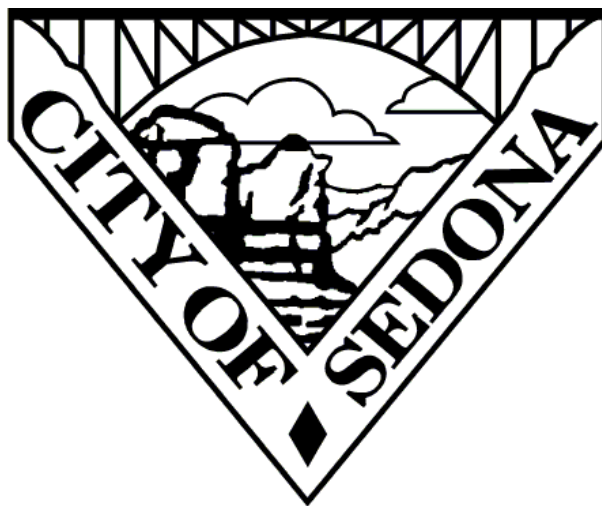


The National

CITIZEN SURVEY™

2004

Report of Open-Ended Question for the City of Sedona, AZ



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Table of Contents

Survey Background.....	1
About The National Citizen Survey™	1
Understanding the Results.....	3
Verbatim Topic Areas.....	3
Appendix I: Verbatim Responses.....	4



SURVEY BACKGROUND

ABOUT THE NATIONAL CITIZEN SURVEY™

The National Citizen Survey™ (The NCS™) is a collaborative effort between National Research Center, Inc. (NRC) and The International City and County Management Association (ICMA).

The National Citizen Survey™ was developed to provide local jurisdictions an accurate, affordable and easy way to assess and interpret resident opinion about important community issues. While standardization of question wording and survey methods provide the rigor to assure valid results, each jurisdiction has enough flexibility to construct a customized version of The National Citizen Survey™ that asks residents about key local services and important local issues.

Results offer insight into residents' perspectives about local government performance and as such provide important benchmarks for jurisdictions working on performance measurement. The National Citizen Survey™ is designed to help with budget, land use and strategic planning as well as to communicate with local residents. The National Citizen Survey™ permits questions to test support for local policies and answers to its questions also speak to community trust and involvement in community-building activities as well as to resident demographic characteristics.

The survey and its administration are standardized to assure high quality survey methods and comparable results across The National Citizen Survey™ jurisdictions. Participating households are selected at random and the household member who responds is selected without bias. Multiple mailings give each household more than one chance to participate with self-addressed and postage paid envelopes. Results are statistically reweighted to reflect the proper demographic composition of the entire community.

The National Citizen Survey™ customized for this jurisdiction was developed in close cooperation with local jurisdiction staff. The City of Sedona staff selected items from a menu of questions about services and community problems; they defined the jurisdiction boundaries we used for sampling; and they provided the

Report of Open-Ended Question

The National CITIZEN SURVEY™

appropriate letterhead and signatures for mailings. City of Sedona staff also determined local interest in a variety of add-on options for The National Citizen Survey™ Basic Service.

One of the add-on options that Sedona chose to include was an open-ended policy question.

About closed-ended and open-ended questions:

Questions can either be asked in a closed-ended or open-ended manner. A closed-ended question is one where a set of response options is listed on the survey. Those taking the survey respond to each option listed. Open-ended questions have no answer choices from which respondents select their response. Instead, respondents must “create” their own answers and state them in their own words. The verbatim responses are categorized by topic area using codes. An “other” category is used for responses falling outside the coded categories. In general, a code is assigned when at least 5-10% of responses will fit the code.

Advantages of an open-ended question include:

- Responses are not prompted, allowing respondents to provide answers that are not anticipated or well known.
- This type of question tends to capture response options that come to mind most quickly.
- The final result can be richer, since verbatim responses are included in an appendix, giving you and others a chance to “hear” the voice of respondents in their own words.
- There is a smaller risk of missing important dimensions.

UNDERSTANDING THE RESULTS

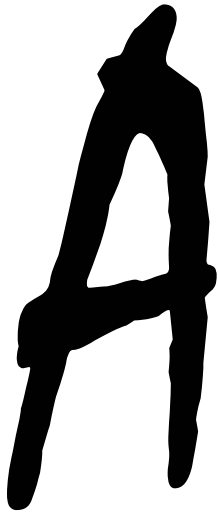
Verbatims

Respondents were asked to record their opinions about Sedona in the following question:

What is the greatest challenge that Sedona will face in the next five years?

The verbatim responses were categorized by topic area using codes. In the following table, a full set of frequencies is shown. Appendix I includes a full set of verbatim responses. Data from the open-ended question is best understood by reviewing the table of frequencies as well as the actual verbatim responses.

Question 16D:	
What is the greatest challenge that Sedona will face in the next five years?	Percent
Growth & Development / Tourism / Maintaining 'small-town' atmosphere	36.8%
Traffic / Transportation	30.2%
Affordable Housing / Low wages / Cost of Living	15.5%
Environmental Issues / Water / Pollution / Land Use / Resources	7.8%
Safety / Crime	3.4%
City Government /City Legal Issues	2.5%
Other	3.5%
Don't Know	0.3%
Total	100.0%



APPENDIX I: VERBATIM RESPONSES

- Traffic flow
- To mature as a city & prevent opposing viewpoints from getting us involved in lawsuits that waste our money. To live within our means and stop trying to be all things to all people.
- I live in Sedona shadows and i am worried about our constant rent raises. That's my challenge.
- Retail employees unable to live in the city. Falling wages.
- Traffic congestion all over on weekends, late afternoons. The large backup at intersection 179 & Route 89a. Affordable housing, so it enables local work force to live within Sedona and pay local taxes.
- Traffic increase, too many low paying jobs.
- Must provide affordable quality housing to low & middle income workers. Stop overdevelopment of hotels, time shares & golf course.
- It seems more families are moving here now & more affordable & nice housing is a must. I also am very concerned with too much resorts, commercialism, etc. I want to keep the small town feel as much as possible. I really love Sedona.
- Clear communication & agreeable solutions that affect the people's welfare-health, physically & emotionally. People need to care for each other & not on the money factor so much.
- Traffic & housing.
- Our children are suffering. Drugs are everywhere. More police visibility at schools not hiding near schools. More surveillance in forest areas after dark where girls are being raped. More counselors at school for support/someone children can talk to.
- I don't know much about Sedona, just moved here recently. I am not familiar with the area of Sedona.
- Growth (4 lane Highway to cottonwood) city imminent. Downturn in local general economy. Depersonalized life, brand name stores, restaurants, no longer a small town quality. Airport noise.
- Dealing w/business development and increased population. Things for kids to do is poor. Skate park is months behind opening. Reasons for delay don't seem to make zoning commission needs reform.
- Curtail the timeshare growth. Wildfire dangers. Flash flooding storm drainage from washes. Keep out of area developers from making land trades.
- Over population & overdevelopment. Too many timeshares now.
- Rampant development.
- Air pollution from phoenix. Drugs/crime. Road rage. Being sold out by forest service in their land deals with local developers. Problems from cities lawsuits. Local business owners encourage workers to use drugs.
- Transportation and growth.
- Getting the elected officials who support a 2-lane road for Route 179 out of office. Four lanes are needed.
- Rising cost of utilities and taxes.
- Making 179 into 4 lanes - badly needed.

- Channeling traffic 89-a thru town & Highway 179 problems. Need to open up alt routes to reduce 89a town congestion. Maybe just a 2 lane over RR crossing with careful environmental design - minimal intrusion.
- Excessive growth.
- Infrastructure. Traffic problems. Need public transportation and alternative routes.
- Clean-up 89a appearance, make this road safer.
- Growth control. If Sedona is 3/4 developed why build a super Highway where 179 is. There will still be a bottleneck, leave 179 alone or just make emergency lane. Stop building timeshares; it was a nice little town, now not so nice.
- To keep the small town - outdoor activity centered city it is. To avoid becoming a glitz vacation destination with night clubs and drinking and drugs.
- Population growth and time share development.
- Maintaining its small town rural character and pristine natural environment in the face of continued population growth and amounts of tourists. Protecting and properly managing its water supply and demand.
- Reduce city sales tax. As a local business owner this is a huge problem. My customers complain all the time and will go outside Sedona or the internet to purchase goods.
- Traffic congestion
- Traffic gridlock & alternative routes
- Responsible growth. Increased crime/drugs. Poor driving habits. Water conservation.
- Time shares will eat the city.
- Controlling growth.
- Traffic-parking-growth-manage visitors.
- Transportation and economics. Need emphasis on alternate transportation. Help promote bicycling, mass transit, less car trips and provide economy not to lose or hinder businesses.
- Water-only used recycled for outdoor use. Development-no more time shares. Need alternate route favor Red Rock crossing in case of emergencies and the intra-structure already exists. Eliminate speed bumps on public roads.
- Traffic, population explosion, Highways, crime, drugs, accidents, citizen participation, time shares.
- Controlling developers. Establishing affordable housing. Controlling time share growth.
- Environmental quality due to traffic congestion & time shares. Crime if our poorer citizens & minimum wage workers needs are not considered.
- Inadequate changes to Highway 179. Not increasing to 4 or 5 lanes and not opening alternate route.
- Keeping youth challenged & off drugs/alcohol. Traffic & out of control growth/construction.
- Water-we don't know how much water is available and keep adding new consumers. I oppose public funding of transportation in Sedona. I oppose affordable housing initiatives. I am worried about 20 million dollar lawsuit.
- Bottlenecks of traffic on Route 179 after completion of the new construction, if the final design includes any 2 lane construction.
- Changing demographics with increasing income disparity between some of these various groups of individuals. Very poor education leadership causing Sedona to lose value as business leaders as they move away from Sedona thus resources with then.
- Solving traffic congestion problems. Possible increase in crime.

- Anything that changes the present ambiance of Highway 179. It should stay as close as it can to the way it is now.
- Traffic
- Tourism, growth, be more alert on approval of massive buildings like the Hyatt, the house (castle) on chapel rd. Preserving our historic structures - historic district.
- Water supply and housing.
- Traffic congestion. Population growth. Land use.
- Water resources
- Crimes related to jobs in the tourism/hospitality economy. Minimum wage illegal aliens.
- Traffic. Hwy 179 needs to be widened ASAP.
- Its long term residents can no longer afford to live here.
- Maintaining the Sedona economic balance. Not too much not too little as related to tourism, city services, roads & growth.
- To preserve the natural beauty in face of increased growth and traffic/parking pressure. Maintain forests around town and not carve up forests with new roads and subdivisions.
- (land use) growth and development
- Overpopulation & too much tourist population. Extremely jammed Highways traffic is terrible. Affordable housing for the residents who are low to moderate income.
- Infrastructure/growth
- Traffic congestion. Need more off Highway thru sts & other access to vol is critical.
- I don't know because i only live here part time.
- Growing too fast.
- Creating a sense of community. Clean water/land/sanitation. Youth activities to deter bastardization.
- What with the Hyatt in all its ugly glory i can't help but wonder if i or anyone else can keep the city fathers from making Sedona just another tourist trap. You allow for development but not for more traffic. What a mess.
- Roads roads roads. Build a bridge at Red Rock crossing & pave Schenibly Hill road to I17.
- Growth/noise. Can we prevent loud motorcycles from coming through or fine them when they do.
- Traffic increases.
- Balancing growth, both jobs & housing with the environment. Providing affordable housing & limiting time shares. I think time shares destroy community.
- City council getting into more lawsuits and the micro management of its depts.
- Traffic - expand Highway 179 now. Develop alt route - prefer parking.
- Out of control growth. I have been here 17 years.
- Getting rid of the tourist shops and getting real businesses in town, making 89A through town look better. We need a nicer upscale look.
- Growth. Water problem, if there is one. But that could readily be solved by closing the gate.
- Elect a council with a vision for the future. Not a group whose sole purpose is to oppose Highway 179.
- Proper development
- Taxes
- Hwy 179 alternative
- Growth-affordable housing and traffic congestion.

- Water, noise, traffic, air pollution.
- Increased growth.
- Growth and crime
- Improvement of 179. Lower cost of housing.
- Getting 179 to be built as big and fast as possible.
- Traffic on 179 during re-construction.
- Getting to Sedona the self serving city council now in place.
- 3rd world economy. Finding alternatives to slave wages of tourism.
- Not enough groundwater, no access to homeowners & fire dept.
Purchase recycled water from sewer sys to their home to use the water again. No activities for children.
- Traffic
- Traffic congestion. Growth. Ethics - lack of ethical behavior on the part of many merchants and businesses.
- Population growth
- Limit growth/beginning to have more of a big city feel. Reduce the police presence/especially speed traps. This isn't Sedona.
- Economy - life here is too expensive w/out enough available jobs. There is no affordable childcare. The average is more than most can afford working 2 jobs. We need more state funding & grants to allow our children affordable pre-school.
- Keeping taxes low & wise allocation of resources.
- Traffic and parking in uptown.
- Does city of Sedona do anything to promote the establishment of real jobs? No code to determine how new commercial bldg must look. Hwy 89a thru w Sedona looks like one long strip mall.
- Growing pains, learning to capture & capitalize on tourism market and dollars while maintaining small town values, quality & charm.
- Economic stability
- Affordable housing and public transportation.
- To maintain the natural beauty and small town flavor, all is at risk with more tourism being the goal of the city council. Convention site/the hilton is perfect. Greed/money
- Growth
- Traffic fix 179. Add Red Rock crossing now.
- Hwy 179 construction cost of housing, lawsuits against the city.
- Balancing growth - lawsuits - future planning - quality of tourist dollars - finding a happy medium.
- Growth/tourist influx.
- Maintaining high quality of life for residents without overdeveloping.
- Traffic
- Economic stability (tourism based)
- No more time shares, golf courses, building more stores.
- Developing new areas. Growing the job market to sustain higher population without losing the quaintness of the town.
- Traffic
- Need street lights that don't affect the view of sky but do protect people at night. More reasonable cost housing, more and better paying jobs.
- Affordable housing, population growth, keeping dark skies alive.
- Growth/tourism/traffic
- Traffic congestion
- Changing city codes and ordinances to comply and uphold the integrity of the community plan.
- Traffic control/rapid transit
- Law enforcement

- Traffic traffic traffic
- Traffic, too many hotels and time shares.
- Fossil fuels w/be gone in 40+ yrs and Sedona has the opportunity now and resources to begin to changeover from a tourist/retiree based economy to solar/alternative fuel r&d economy. A model city for the 21st century.
- Growing the economy but still maintaining the charm of Sedona.
- Making Highway 179 safer. Bridge across Red Rock crossing.
- Crime, misuse of power by politicians. Drugs in schools. Traffic, affordable housing.
- Maintaining aesthetic beauty, remaining a natural, beautiful place to live & visit. Maintaining a population of diverse ages rather than primarily a retirement/tourist community.
- Uncontrolled growth
- Water availability, traffic congestion, fire control, satisfying tourists thru drought, fire risk and congestion.
- Development - don't believe taking national park land is right or good for overall community. Do not agree with building of Hyatt. The citizens had no say in this at all.
- Having a good growth plan and sticking to it. Do not favor special interest and land developers.
- Traffic gridlock that will keep visitors away & visitors pay the bulk of the sales tax that funds city operations.
- No one is paying attention to the average citizens in this community. It is tipped towards tourism at the expense of the average family; we need affordable living, and planning to afford opportunities for our young people.
- Too many time shares w/out compensation to community to help with addtl svcs like police, ambulance etc. Low bed tax not enough to cover the needed increase in services.
- Handling traffic, pushing for 4 lane of 179.
- Fighting off the greedy desires of developers and their lust for money which includes the one who is threatening the 20 million lawsuits.
- Traffic
- Traffic congestion.
- City council, old versus new. Operating cultural park profitable, selecting a bridge site near Red Rock crossing and getting people to actually use a transit system.
- Hwy 179 & its construction, related probs. Keeping the council receptive to input after this election. Keeping the tourist base climbing & making tourists welcome. I like Sedona the way it is. Keep from radical changes.
- Traffic
- Growth too fast. Too much traffic. Not peaceful too commercial. The developers must stop raping Sedona. Its close to being ruined right now. No more condo's or time shares or hotels. Let's stop before its too late.
- Growth-tourist influx-too much commercialization.
- Getting Highway 179 widened as needed.
- Completion of infrastructure i.e. sewer, sidewalks, burying electrical lines etc.
- Traffic congestion on main arteries.
- Transportation/traffic, growth issues, good city council candidates.
- Traffic and new sewer services. More left turn lanes and arrows.
- Environment in danger. Exhaust & excess bldg to accommodate tourists. The sewer sys needs to be taken hold of. The water supply to residents and tourists needs to be protected.

- Poorly planned growth, business environment and tourism being the main draw. Too many time shares. New office space built when too many vacant ones.
- Sedona will always be a tourist based economy. Create areas which are tourist friendly but not so commercial to chase away locals. Use Santa Fe as model, easily walked areas offer more, serious reevaluation of zoning and future town planning.
- Rapid growth, time shares & absentee ownership. Water levels, low paying jobs, demand for increased city services, less sense of community & resultant split into cliques and factions.
- Traffic and growth
- Traffic congestion
- Traffic
- Increasing population
- Growth-please don't destroy any further Sedona's uniqueness because of money.
- Defining and satisfying needs of residents versus tourists.
- The determination of what our community identity really is and how we can build consensus amongst all of Sedona's citizens not just a select group here & there. I disagree w/funding publicly funding a private entity. Shorter & fewer council mtgs.
- Population growth - water shortage
- Population growth
- Growth and lack of zoning or changes in zoning.
- Lack of water reserves and resources
- Traffic. Overbuilding particularly time shares/hotels already a problem.
- Growth
- Growth
- Increase population wanting services same as from where they left. Traffic congestion.
- Growth and traffic
- Over development of time shares. Water for community. More & more Hispanic men standing on the streets for jobs.
- Water issues - growth issue - activities for teenagers
- The east coast influences on city policies.
- Unbridled growth i.e. development, producing a devastating effect on natural beauty and ecology. Unmanageable traffic. Increased crime.
- Handling growth, too expensive for business to operate. Loss of small town character, need public transportation, too much Government (police).
- Too many time shares. Should have more housing available.
- To improve the quality of healthcare and education. Transportation & population growth issues are going to have to be dealt with (not just talked about).
- To stop hillside development.
- Movement of traffic in uptown & 179. Overbuilding in small lots. Planning & zoning committee members need to be replaced.
- Traffic on Highway 179 and the 'y' years.
- Park place & getting this settled. Now lawsuit. R&z settled it why did city council vote no for it. It should be a go.
- Making sure that Highway 179 is a four lane Highway.
- Growth too rapid, too much development (commercial & residential). Town should restrict signs - esp. Neon. Take lesson from Hawaii & Vermont.
- Cut down on time shares. Street lights. Affordable housing.

- Rapid growth, threats to open space due to development. Increased traffic & crime. Potential forest fire danger due to forest disease, overuse & erosion. Need for more parks & open space for visitors & residents. Water & watershed issues.
- Traffic, Red Rock crossings needs to be bridged. Connecting school rd to lower RR loop rd. It could be beautifully done, then route to med ctr/school/etc would be far shorter. Rte 179 needs to be done now. Schivebly hill rd paved/improved.
- Acceptance of growth
- Too many people in small area. Too many time shares & hotels. Building an alternate route and water.
- Reduce funding for stupid studies.
- Keep out too many big developers.
- Having enough water for all the new developments. Minimize dev and urbanization so the Nat'l forests & wilderness areas are not lost.
- Traffic due to tourism. Impact of tourism on environment. Tax increases.
- Transportation. Allowable large construction needs lots more citizen input. We are losing all feeling of small town. (Santa Fe is good example of what can happen - expensive & no fun for the money).
- Traffic and congestion
- Getting Highway 179 widened. Been going on way too long.
- Being swamped by big city mentality. Repeating here what hasn't worked elsewhere. We're already a long ways down the road.
- Balancing growth needs vs. small town environment. Need for affordable housing.
- Overgrowth that pushes the ordinary guy out and encourages elitist attitudes & lifestyles which is not conducive to community that espouses all lifestyles.
- Traffic and time shares
- People with money have great influence on Government affairs in Sedona. Need to change that also need to explore establishing a taxation district to partially fund cultural park.
- Builder/time shares
- Possibly dealing with the added influx of tourism and related issues. The addtl resources needed to adequately serve not only the residents but the seasonal residents & visitors becomes critical item to address in order to sustain quality of life.
- Immediately widen 179, would not disrupt traffic as much. Reopen Red Rock crossing. Safety should always be ust. We need a landfill or transfer station, cut down on litter.
- Traffic congestion within the city of Sedona, population growth.
- Traffic - parking - sewers
- Potential water decrease. Just too many time shares using our infrastructure and not paying taxes.
- Over development causing water crisis, traffic gridlock and loss of quality of life.
- Limiting growth in order to preserve natural beauty.
- Unresponsiveness of city Government to right of citizens of Sedona tax payers to quiet in the evenings/martini bar etc. Rights of visitors more important than rights of tax payers in this town.
- Run growth away. Traffic congestion. Lack of affordable housing and medical care.
- Increased traffic from tourists for cultural park.
- Population growth

- Water consensus. Keeping small town character. Drugs and also housing. Big homes block view of mtns. Soon will be more homes and no mtns.
- Overbuilding and traffic
- Controlling growth. Traffic jams along 170 to the y.
- Growth will be biggest worry to me because it will impact beauty and weaken infrastructure to a community already challenged. Water, electricity, traffic & sewer sys. Strong influence miller buas llc has on planning commissions' decisions.
- Building on all the land around Sedona. Thus increase water risk. I feel it will lose tourist interest if building gets out of control.
- Public services for the addtl population. The transportation sys, road congestion, quality jobs.
- Maintaining the integrity and beauty of the environment and preserving natural resources in the face of pressures from gen public for more svcs and conveniences and the financial enticement of residential/commercial dev i.e. jobs and tax dollars.
- Adapting to construction on Highway 179.
- Too much traffic & strangers coming into town with no respect for it and residents and increase of crime.
- Affordable housing for middle income families.
- Attracting businesses that can pay their employees a respectable wage.
- Too many time shares and tourists.
- Allowing developers to dictate city growth.
- Route 179 construction
- Legal suits by voice of choice board members. I remember the first early board and its impact.
- Allowing controlled careful dev of sensible traffic & commercial dev so that the character of the town does not get lost.
- Reduce time shares. Refuse to bend over for every developer.
- Overly inflated real estate prices.
- Economic development
- Traffic-growth-not enough for youths to do. Too many retail shops, hotels and restaurants.
- Protecting environment which protects economic & physical health assuring that economic and land use goals work in concert to assure sustainability. Working on a statewide basis to secure 21st century water law which encompasses conservation.
- Managing traffic and growth
- Growth and fire planning (long term)
- Overwhelming growth
- Losing its small town appeal. It must avoid becoming another Scottsdale.
- Less time shares and resorts. More long term thought on growth. More thought to local residents. Keeping of time shares and resorts in one area through zoning. Shuttle buses from cottonwood & Cornville paid for by local business.
- Congestion & over population
- Traffic control, accessible roads & transportation.
- Low-mid income housing. Higher wages.
- Affordable housing
- Slowing the runaway dev of time shares, high density housing, hotel/motels etc. Stop the trend of too many successful lawsuits against the city.
- Growth-hwy 179-the y. Time shares enough already. Sewers and cost of them.

- Rapid growth. Using up resources. Water conservation-usage.
- Alt to 179 & rr crossing.
- Traffic control
- Hwy 179 expansions, sewers, land trades, water.
- Commercial growth. Do not let Sedona become an urban nightmare like the Phoenix Valley. Be a good steward of Red Rock country. Don't support the people who put up cheap tacky decorations on the trees along Route 179. It's illegal and ugly.
- Managing growth. Preserving a quality environment. Making Sedona workable for all age groups. Electing council members who don't represent special interests.
- Cultural Park should be bought by a state or county to help cover its costs. Sedona continues to become more beautiful and yes there are some problems but none that can't be handled. We love it here.
- Traffic congestion. Light pollution. Lack of public places & activities for increased population.
- Keeping growth down, we are growing too fast.
- Limiting time share, hotel/motel growth and not letting major resorts influence the direction of our growth.
- Alt traffic Routes paralleling 89a between W Sedona and uptown and between W Sedona and the voc - Red Rock crossing bridge.
- Natural aquifer usage as there is no attempt by city, state or municipal governments to conserve water usage by major industries ie golf courses, hotels, time shares etc. This will have a direct impact on the deteriorating quality of life here.
- Keep growth under control. Limit number of time shares, hotels and motels. Improving traffic problem areas.
- Traffic congestion
- Burglary/theft. Traffic on 89a, safety issue for pedestrians crossing road. Drought, trees dying from bark beetle-fire danger. Water issues (long term issue).
- Better access from interstate 17 and soon.
- Lawsuits
- Traffic congestion, lack of housing. Keep cultural park at all cost. Sedona should own it, it took a long time to get it and we need to find a way to keep it. I am happy with the dog park.
- Too many people coming here from other places and driving up home prices and wanting to make Sedona like where they came from.
- Traffic on 179 - youth crime.
- Traffic. We need more alt routes. Thunder Mountain is great.
- Getting a strong leadership to fix infrastructure that isn't concerned about re-election and only concerned about what's right not who is the loudest.
- Impossible for economically challenged people to live here. Only the elite can live in Sedona. Job market does not allow for lower or mid class families to make a living. Children not supported by this community by the older people.
- Managing growth
- The increased youth population and trying to meet their needs and realize that Sedona is not only for seniors.
- Overgrowth ruining the beauty and integrity of the land.
- Increased traffic and poor traffic planning. Results in unlimited dangerous, non-motorized trans opportunities. Bicycles and roller-blading.
- Noise, growth, light pollution. Unshaded municipal streetlights, etc.
- Traffic and commercial growth control.

- Keep the developers from running the town and all those things people come to see. Too much development. It's becoming an elitist community only catering to the wealthy.
- Land cost going up too high.
- Traffic problems and public parking.
- Holding in check the forces within the city who want more lodging and those who want affordable housing.
- Uncontrolled growth of time shares. Refusal to support alt traffic routes into city. Not accepting real legal advice from attys. We haven't won a lawsuit since incorporation. Council full of buffoons and city manager afraid to challenge.
- Stop spending my money on feasibility studies. We don't need to study alt routes or cultural park we already have them. What's wrong with you people. What happened to common sense?
- Too much traffic. Too much growth of time shares.
- Keeping development in the business sector down. Keeping a good traffic flow. No decorating of forest service areas during Christmas.
- Well paying jobs. Affordable housing. Rich people that spend less than six mos in Sedona are driving prices up without really giving back to the community. They should be paying a hefty luxury tax.
- Growth and traffic.
- Create a true town ctr. Viable economic dev. Affordable housing. Balancing tourism with community needs. Community access to the creek-creekside walk.
- Affordable housing, more quality condos and traffic control. Escalating real estate prices. Too many time shares.
- Alt Route e to Highway 179. Affordable housing. No more time shares. Cut back on alluring more strip malls.
- Continuing to be a small city. Limit growth to existing approved areas. Also, we have affordable housing it is brand new 89a to cottonwood. Let's stop trying to be pc. We are an expensive destination.
- Growth and water
- Solving traffic problem. Limit growth especially curtailing time share developments. Facilitate smooth operation of cultural park.
- Population growth. Provide needed services, traffic control, access between Sedona & voc, proper use of land. No more time shares. Transit users add little or nothing they shop at movie rental, super markets or movie theatres.
- Containment of growth
- Managing growth such that the community will continue to attract quality tourism.
- Few quality living wage jobs. Bringing these in or creating them.
- Population growth. Highway widening. Taking away natural beauty of Sedona.
- Limiting commercial growth.
- The overall feel of the community for the past 4 yrs seems to be changing into a less friendly one. This is not real life.
- Traffic problem. Start with restoring Red Rock crossing.
- Construction on Highway 179, lawsuits. Losing tax payer dollars.
- Too many cars - more roads to voc
- Alt traffic route over Red Rock crossing.
- Getting a Government that will listen to the people that pay the taxes.
- Stop land dev in houses and business. I am 4th gen Arizona native i am sick in my soul for this constant growth taking away beauty of Sedona. The greed has to stop to allow the natural beauty that is left to be protected.

Report of Multiple Response Question

- Housing inflation on rentals. More people moving here. More vehicles in the area. Poorly lit roads at night. More crime possibly.
- 179 improvements & alt Route e to w Sedona. Bridge over Oak Creek and ped xing. Sense of community - no city center. Connect art galleries pathway to hillside. Redesign uptown.
- Lower its debt
- Traffic congestion, drugs/crime, clean public areas 'streets'.
- Population/commercial growth. Environmental preservation, traffic congestion. Keep Sedona from degradation, visual. Need more planning & zoning enforcement. Keep to community plan.
- Hwy 179 and our water
- Get a council that has vision not micro mgmt. Impossible for small owner to build anything. Too many lawsuits, waste of tax dollars. Cultural Park is an asset to Sedona.
- Transportation - growth- signs & construction.
- Controlling growth of population while providing incentives for business growth.
- Keeping it together and not letting the almighty dollar determine what shape our city will take.
- Average income does not equal cost of living at all.
- Too much building. We will run out of water.
- People
- Need bike lanes so folks can travel & breathe to see sights and not be in danger of cars. Also bike posts to lock up on trail heads.
- The lack of decent paying jobs forcing people to leave, increasing transients and lack of community. It seems no matter what you do or are qualified for you can't make more than 8-10 dollars per hour in this area. People are broke.
- Traffic
- Getting good answers from the city atty. We lose too many lawsuits. Have we won any?
- Permanent damage to the environment & quality of life due to greed & overdevelopment. A bridge at Red Rock crossing would be a disaster on many fronts.
- Building sustainability for the future not just for the next 5 yrs.
- Maintain healthy env. Please insist large scale commercial developers not destroy established native trees such as we have witnessed next door to Safeway on rodeo and 89a.
- Increased population and tourism.
- Hwy 179 disruptions to businesses & our economy during construction.
- Population growth, overbuilding, pollution, crime, better medical svcs & doctors, water, bark beetle infestation, fire.
- Real estate dev that take our water and privacy that do not put aside land for dev as open space, parks etc.
- Preserving the natural resources & beauty often occur from increased development.
- People coming and opening a new business not making it and having to close. They tend to overrate the opportunities to make a good living here.
- Traffic 179
- Rapid growth audits consequences increasing pressure on limited water resources, more traffic on Route 90a in w Sedona & in other areas, inevitable demands for alterations in or exceptions to the Sedona comm play by sponsors of large projects.
- Poor planning & too many exceptions to the current zoning. Water may also be a problem in the near future. If the building continues unchecked the tourists will stop coming.

Report of Multiple Response Question

- Keeping with population growth and water.
- Quality medical
- Traffic
- Traffic and taxes too much
- Affordable housing, traffic control, growth of tourism, too many darned resorts. I think the city should be more strongly interested in saving existing bldgs like the old Shugrues rest. That bldg was only 20 or so yrs old, what a waste.
- Becoming over developed and depleting our natural resources, particularly water.
- As growth continues in Sedona traffic mgmt & flow will be difficult unless there are alt routes or increased lanes added to 179.
- Favoritism toward developers - over interests of current citizens. Development of non-polluting industries. Traffic.
- Population growth
- Over emphasis on commercialism and tourism
- Affordability for retirees. Under funded schools. Traffic and honesty of Government.
- Traffic and water
- Mayor must be elected. Establish bridge at Red Rock crossing soon. Increase size & number of scenic viewing areas along 179. Intelligent, practical business oriented people must be found to serve on city council.
- Alternate route
- Slow rate of development - time shares/resorts. Traffic problems. No affordable housing. Ability to keep up with and maintain infrastructure ie sewer, safe walking to neighborhood recreation, lack of bike & walking paths.
- Hwy 179 impact on the business community.
- Water source of good quality. Continued growth of hotels & time share putting a strain on our roads and water supply.
- Preservation of beauty while allowing for economic growth.
- Maintain its cultural and environment in near term. Tourists create demands on the city that would change its culture and environment.
- Too many time shares. Crime. Property tax increases. Water. Bark beetle infestation.
- Hwy 179 must have 4 lanes. It will not destroy nature but enhance it as the case w/89a to cottonwood. Its a pleasure to drive that Highway. The vista is much more beautiful now than previous 2 lane.
- Water, air pollution, traffic congestion, wild animal territory infringement, native plants disappearing, forest service trade offs & handling of Highway 179 for safety and appearance.
- Overdevelopment & real estate greed is destroying the environment, quality of life and the unique sacredness of Sedona. A bridge at Red Rock crossing would be the final nail in the coffin.
- Increased traffic - growth control - enforcement of traffic laws.
- Adequate water supply. Controlled growth.
- Intelligent zoning, handling growth so it is aesthetic.
- Too much growth
- Providing svcs, water-police-hlth-trans-educ while keeping costs of providing svcs down. Maintaining diversity in population and economic base. Maintaining beauty & small town feel of Sedona.
- Traffic in and around town. Affordable housing for the working class which keeps Sedona going.

- Alt Route e between voc and Sedona. New construction allowed to be higher than agreed upon, which leads to blocked views and being above the law if price is right. More recreational activities for teens.
- Alt Route e between voc and w Sedona/sign posting Highway 260 to Sedona from i-17 interchange 2 camp Verde.
- Over development. Crowding ie control town house, time share, condo, apts etc.
- Accommodating the inevitable growth without degrading the quality of life. Why weren't we asked what should be done with sr 179?
- Illegals, drugs, expired plates on vehicles & tags. Population growth, congestion with traffic at y intersection, education of youth to prevent drug use and crime. Keep Sedona beautiful and National forest from being sold off by Government.
- Traffic congestion in part due to lack of affordable housing which necessitates service people & others commuting into town.
- To keep growth controlled by careful stewardship of the land given to us. Control building of time shares, large hotels, and places of business.
- To return its individual character & beauty. Not to over commercialize. Stress quality of experience not quantity.
- High cost of land and traffic congestion.
- Continuing increase in low paying no benefit jobs. This will lead to lower local spending among residents. The need to travel to other nearby cities to buy larger ticket items.
- Growing too fast and water.
- Too much growth
- Over building of time shares and traffic congestion.
- Over development. City taxes too high due to special interest groups getting more than their share.
- Managing growth
- Traffic - crime and cost of living
- Water - stop this outlandish, overrunning development. Keep our small town & neighborhoods. Make it nice for people to visit and leave it alone.
- Forest fire prevention. Maintaining a legal work force. Protecting its natural resources. Providing affordable housing, better high school education alternatives.
- Cleanup side sts just off 89a. Weeds, garbage and messy trailers. More lighting.
- Construction of Highway 179 and no alt Route e.
- The great Highway debates: Highway 179 and bridge at Red Rock crossing. Big roads and bridges will ruin this place.
- To remain a beautiful pristine natural place to visit & reside in. To remain a community within a remarkable natural setting without overdevelopment.
- Affordable housing
- Affordable housing. Jobs that pay enough for people to live here. Staying away from increasing taxes.
- Population growth and development. Traffic flow.
- Transport - impact on environment - time shares
- Controlling traffic
- Traffic due to no alt Route e between voc & w Sedona
- Curtail the city council from wanting more money for their pet projects.
- Don't mix residential with commercial bldgs. Property values are compromised; shoddy neighborhoods are promoted by this action. Who does it help? Those who profit.
- Traffic and affordable housing

- Advanced growth will open more crime issues. Sedona's lack of lighting will cause a rise in crime.
- Install some lights & increase sts that have sidewalks to make it easier to walk when there is no full moon. It's downright dangerous.
- Reducing the number of time shares & condos.
- Working collaboratively with other Verde Vly communities to provide a solid foundation for a diversified & sustainable economy for the entire region. Think globally, plan regionally & act locally.
- Affordable housing for those who work here. Keeping this place for regular folks as well as rich. Keeping the natural beauty here and accessible to everyone.
- One-lane highway route through town
- Overgrowth. Taxes too high causing commerce to go south to phoenix. I also think the city needs to put all utility lines underground as a priority -- both for reliability of service & aesthetics.
- Traffic due to no alternate routes from 179
- Uncontrolled growth. Too many people in addition to all the visitors. Traffic congestion. Fire in the dry years. Is there enough water to support the population & all the services it wants?
- Keeping the beauty in tact & safety without harassment from the police!
- Growth & cost of city government
- Housing development & time share complexes. Traffic. Fire danger. Higher taxes.
- Lack of affordable housing will drive away many people out of Sedona therefore hurting employers when trying to find workers.
- Getting drug houses out of neighborhoods.
- Balancing growth with preservation of status quo.
- Create alternate routes for both Highway 179 & 87a. Traffic is a huge problem & needs more than Band-Aids. Transit may help but is not the answer. Create public parking uptown. Deal with loss of revenue from 179 constructions.
- Uncontrolled growth. Diminished services.
- Land use & strategies to create fair & equitable zoning (permits etc.).
- Once the city has reached maximum growth how do we continue to grow as a city offering services/changes in times/etc.?
- Traffic congestion & overbuilding of current open space
- Traffic. Water. Crime. People on drugs.
- Affordable housing. Keeping a city council that listens to the people. They shouldn't follow their own agenda -- I'm referring to the park plan condominiums turned down twice by the city council & the ensuing \$20 million law suit.
- Transportation. Need 179 widened for safety reasons. Tourists on holidays take 1 to 2 hours to get from i17 to uptown Sedona because traffic keeps coming. We are not widening roads to accommodate this.
- Keeping out more timeshares
- Stopping the Aspen-ization of Sedona
- Too new to Sedona to answer this question
- Keeping taxes down. Allocating resources.
- Traffic
- That Sedona doesn't continue to grow as fast as it has in the last few years!
- City council personnel. Fire.
- Dealing with rapid growth & zoning
- Youth & drugs
- Traffic congestion

- Control growth & preserve our natural scenic area. Less tourism. Would like to see Sedona designed as a natural scenic area.
- Traffic. Too many timeshares.
- Traffic congestion. You need a multi-lane Highway 179.
- Not bowing to pressure to open more forest land for new housing.
- Population growth & no affordable housing or good-paying jobs. Sedona is no longer a retirement community.
- Transportation
- Affordable health care for all of its citizens! Too many timeshares resorts & sales confrontations. Low-paying jobs so that people have to have 3 part-time jobs to just live! No affordable housing -- renting or buying.
- Traffic issues on 179 first during construction & then the fact that it will not be enough with two total lanes. Also meth drug use.
- Problems with 179 as only one lane in each direction is not enough & dangerous & will increase to be a problem.
- Too much growth. Too much ugly growth -- ugly buildings (Hyatt) we'll have forever. Too much traffic. Poor zoning & architectural oversights. Huge ugly complexes block views & don't belong go up by the dozens!
- Traffic & no amount of improvement to 179 will do diddly until you can figure what to do with the cars when they hit the 'y'. Timeshares/hotels/B & Bs -- enough already! Affordable housing. Water shortage.
- Water shortage if we keep building houses/hotels/golf courses!!!! The water table cannot support this kind of growth for very long or the water wasted.